

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8791 Elise J. Weldon, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on June 22, 1966.

EFFECTIVE DATE OF ORDER -- Sept. 15, 1966

ORDERED:

That the appeal for a variance from the requirements of Section 7201.3 to permit waiver of three parking spaces in conversion of a six unit apartment house to general office use at 2016 P Street, NW., lot 41, square 96, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in a C-2 District.
- (2) The subject lot is improved with a four story apartment building which occupies the entire lot and is now vacant. The ground floor is presently occupied by a High's Dairy Store. The building has entrances on P Street and on Hopkins Street.
- (3) Appellant proposes to convert the apartment building to an office building.
- (4) Appellant states that off-street parking can be provided for tenants of the building at 2121 P Street, NW.
- (5) The building will contain six (6) offices, two on each of three floors above the ground floor. The building is a walk-up type, that is the first floor is one flight above the ground level.
- (6) The basement will be used for storage.
- (7) No opposition to the granting of this appeal was registered at the public hearing.
- (8) Section 7201.3 provides that when the intensity of use of a structure is increased by the addition of employees, etc., parking spaces shall be provided for such additions.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner. Appellant's property is such that parking spaces cannot be provided on the site and the denial of this relief would prevent a reasonable use of the property.

The requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.